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5/29/1997

FOURTH AVENUE GAMBELL, LLC
EXHIBIT S

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LAW OFFICES

ROBERT C. ERWIN

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May 29, 1997

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Michael P. O'Connell
Stoel Rives, LLP
One Union Square
600 University Street, Suite 3600
Seattle, WA 98101-3197

RE: | Fourth Avenue Gambell Limited Partnership
Environmental Action
Our File: MAPA 01

Dear Mr. O'Connell:

My clients have reviewed your letter and have some concerns. The property in question is being used for parking on a monthly lease basis with a thirty (30) day notice requirement if some other use will limit parking. The environmental site assessment must either work around work day parking or the contractor must contact Mr. Maney to coordinate site access.

My clients are unclear on the statement that the \$10,000.00 (\$5,000.00 and \$5,000.00) for past and future environmental site assessment would be applied as an offset to the obligation to Skinner Corporation. If Skinner Corporation (or its predecessor) was responsible for pollution of the property then they would be legally responsible for the cleanup. My clients are willing to share the cost of determining whether or not there is pollution of the site. They, however, do not want to concede that this payment is in effect a payment on the original obligation until it is determined whether the original price was the result of a mistake as to the value of the land.

Sincerely,



Robert C. Erwin

RCE:je
cc: Paul Maney

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